



HAMMOND
REALTY

\$1,200,000

Carrot River 118 acres Grain Farmland & Yardsite



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Location

This single parcel is located just north of Carrot River in northeastern Saskatchewan.

Farmland Description

One partial quarter section with 117.99 acres on title, of which 73 acres are open (including yardsite), currently farming 65 acres. This land is well suited for pulse and grain crops, could be pastured or utilized for vegetables or fruit. Soils are perfect for irrigated vegetable or potato production, has a large water reservoir and has been approved for irrigation through Water Security Agency. Surface textures are Very Fine Sandy Loam to Fine Sandy Loam, within the White Fox and Carrot River soil associations.

Summary

\$200,000 Farmland

\$1,695 per Total acre (ISC)

\$2,740 per cultivated acre (SAMA)

1.79 times the 2023 assessment

\$1,000,000 Buildings and Improvements

\$1,200,000 Total Asking Price

Buildings and Improvements

Residence

2,198 square foot, 1 ¾ storey dwelling built in 2011.

Living space includes: kitchen with pantry, living room, laundry room, entrance, one bedroom and 1 ½ baths on main floor plus three bedrooms, one full bath and walk-out deck on second level.

There is no basement, main floor is concrete slab with natural gas in-floor heating, new boiler in 2025.

Heated Warehouse (2015)

90' x 150', 20' sidewall height, steel frame concrete floor, straight walled, metal clad exterior.

Three doors, 1-22'wx16' plus 2-18'wx16'.

Heated with natural gas radiant tube.

One full washroom with shower.

Vented floor with ductwork through west wall, designed for potato storage.

Water supplied from well.



Heated Workshop (1980's)

36' x 64' wood frame archrib quonset, concrete floor, lined and insulated, metal clad exterior.

Natural gas unit heater.

Water supplied from well.

Greenhouses (2016 & 2017)

Two 30' x 100' steel frame greenhouses, one covered, one with frame only.

Water supplied from holding pond.

Staff Bunkhouse

Water supplied from well.

Garden shed

Frame for weigh scale

110' concrete pads and steel to support weigh scale.

Infrastructure

Water: 360' well drilled in 2010, ample quantity, good quality, plumbed to workshops and east pasture area.

Seven million gallon lagoon for irrigation, approved by WSA, plumbed to greenhouses.

Sewer: Septic tank with pump out.

Power: Underground single phase.

Natural gas: One million BTU natural gas service, with lines to dwelling and both workshops.



Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information								SCIC	RM		
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	486	SE	15	51	12	2	1	117.99	65	118	73	0	0	45	\$111,600	Carrot River; White Fox	Fine Sandy Loam; Very Fine Sandy Loam	32	L	17	\$964.00
	Totals							118.0	65	118	73	0	0	45	\$111,600	Weighted Average Final Rating 32.0					\$964.00

Average per 160 acres \$151,322

SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specific information such as: assessed value, uses of soil (cultivated, arable, pasture, wetlands, etc), number of acres for each use, soil profile information including association & texture, topography, stones, salinity and soil final rating.

Soil Final Rating

The final rating (FR) is the productivity rating for the acres adjusted for economic factors that affect the average cost of production for specified features. The economic factors include stones, topography, natural hazards, man-made hazards, tree cover and miles to market. The final rating units are index points per acre. Soils are given a rating from 100 (best) to 0 (worst). Soils with a final rating under 30 are marginal and rarely cropped.

<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

Saskatchewan Crop Insurance Corporation (SCIC)

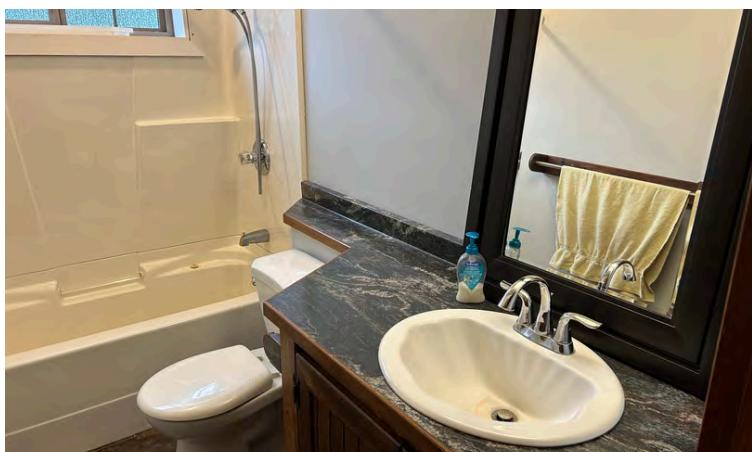
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

Sask Grains Risk Zones

<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating

<https://www.scic.ca/?resources/calculators/generic-what-if-insurance-cost-calculator>







SE-15-51-12-W2

